

<b>IN RE: APPEAL OF CHRISTOPHER FLOWERS ON BEHALF OF READING DISTILLING GUILD, LLC, RELATIVE TO A PROPERTY LOCATED AT 503 PENN STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA</b>	<b>: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2019-08 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION</b>
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**DECISION OF THE ZONING HEARING  
BOARD OF THE CITY OF READING**

AND NOW, this 8th day of May, 2019, a hearing having been held on April 10, 2019, upon the application of Christopher Flowers on behalf of Reading Distilling Guild, LLC, notice of such hearing having been first sent and advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the City of Reading Zoning Ordinance, as amended, the Zoning Hearing Board of the City of Reading (hereinafter referred to as the "Zoning Board") renders the following decision:

**FINDINGS OF FACT**

The Zoning Board finds the following facts:

1. Applicant is Christopher Flowers on behalf of Reading Distilling Guild, LLC, having a principal business address of 266 Friedensburg Road, Reading, Berks County, Pennsylvania 19606 (hereinafter referred to as the "Applicant").
2. Applicant has a leasehold interest in the real property located at 503 Penn Street, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the "Subject Property").
3. The fee simple owner of the Subject Property, Weidenhammer Systems Corp., has granted Applicant permission to seek the requested relief.
4. The Subject Property is located in the C-C Commercial Core Zoning District as that term and district are defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter referred to as the "Zoning Ordinance").
5. Applicant seeks a variance to open a distillery on the ground floor of the Subject Property consisting of approximately 1,700 square feet for the production and distribution of spirits.

6. Specifically, Applicant seeks relief from Sections 600-406.D., 600-807.B., and 600-608.A. of the Zoning Ordinance and all associated variances, special exceptions and interpretations.

7. Applicant testified he will initially be distilling rum and in the future vodkas and gin.

8. Applicant testified the equipment used in the manufacture of the alcohol is virtually silent.

9. Applicant testified there will be retail sales at the Subject Property.

10. Applicant will employ five (5) to ten (10) people.

11. The proposed use variance will not negatively affect local businesses.

12. The Zoning Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be detrimental to the health, safety and welfare of the neighborhood or the zoning district in general.

#### **DISCUSSION**

Applicant seeks relief to operate a distillery on the ground floor of the Subject Property. The Zoning Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be detrimental to the health, safety and welfare of the neighborhood or the zoning district.

#### **CONCLUSIONS OF LAW**

1. Applicant is Christopher Flowers on behalf of Reading Distilling Guild, LLC.

2. The Subject Property is located at 503 Penn Street, City of Reading, Berks County, Pennsylvania.

3. The Subject Property is located in the C-C Commercial Core Zoning District.

4. Applicant seeks a variance to operate a distillery on the ground floor of the Subject Property.

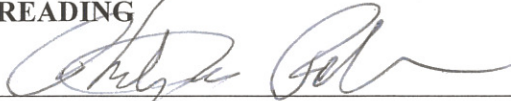
5. In order to grant the variances, Applicant must show he has satisfied the relevant sections of the Zoning Ordinance.

6. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following decision:

- a. Applicant is granted the requested variance(s) to operate a distillery on the ground floor of the Subject Property which includes the manufacture of spirits.
- b. Applicant shall provide a copy of the state license to the Zoning Administrator.
- c. Applicant shall apply for all required building trades, fire permits and submit to appropriate inspections deemed necessary.
- d. Applicant shall comply with all relevant fire, building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.
- e. Applicant may not use, expand, alter or otherwise use the Subject Property inconsistently with the contents of this Decision without making application requesting further relief from the Zoning Board.
- f. Failure to comply with any of these above-referenced conditions shall mean the immediate revocation of the relief granted herein.

The decision of this Board is by a vote of 4 to 0.

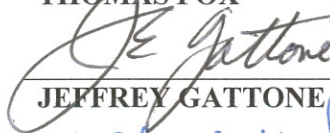
**ZONING HEARING BOARD OF THE CITY OF  
READING**



PHILIP RABENA, CHAIRMAN



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JARED BARCZ

